

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 6th day of January, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 2 feet 6 inches in lieu of the required 7.5 feet for the expressed purpose of constructing an open carport, is hereby GRANTED, from and after the date of this Order, subject to the following:

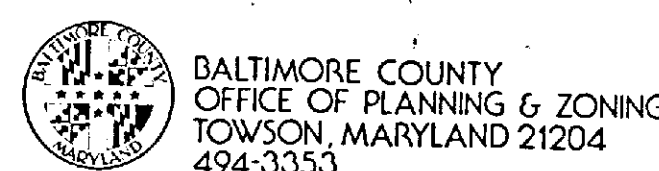
1. Water run-off for the proposed carport shall be directed away from the adjoining property.
2. Approval of the site plan by the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING

DATE Jan. 6, 1984

BY Mary Conroy (Pub)



ARNOLD JABLON
ZONING COMMISSIONER

January 6, 1984

Mr. and Mrs. Harry H. Hutchinson
65 Wise Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
S/S of Wise Ave., 255' W of the center
line of Inverness Ave. - 12th Election
District
Harry H. Hutchinson, et ux - Petitioners
No. 84-160-A (Item No. 102)

Dear Mr. and Mrs. Hutchinson:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc
Attachments

cc: Mr. William J. Hillegas
63 Wise Avenue
Dundalk, Maryland 21222

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date:

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 1, 1983

RE: Item No: 100, 101, 102, 103, 104, & 105.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/th

December 6, 1983

Mr. & Mrs. Harry H. Hutchinson
65 Wise Avenue
Baltimore, Maryland 21222

NOTICE OF HEARING
Re: Petition for Variance
S/S Wise Ave., 255' W of the
c/l of Inverness Avenue
Case No. 84-160-A

TIME: 9:30 A.M.

DATE: Tuesday, January 3, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

C. E. Hill
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12155

DATE 12-20-83 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM FLYER Co. for 101-102-103-104-105

115*****362070 2122A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

12th Election District

ZONING:

Petition for Variance

LOCATION:

South side of Wise Avenue, 255 ft. West of the centerline of Inverness Avenue

DATE & TIME:

Tuesday, January 3, 1984 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 2 ft. 6 inches instead of the required 7.5 ft. for an open carport

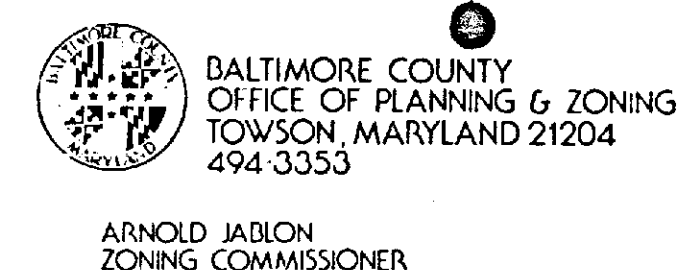
The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 (301.1) - side yard setback in D.R. 5.5 zone

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Harry H. Hutchinson, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

December 27, 1983

Mr. & Mrs. Harry H. Hutchinson
65 Wise Avenue
Baltimore, Maryland 21222

Re: Petition for Variance
S/S Wise Ave., 255' W of c/l of
Inverness Avenue
Case No. 84-160-A

Dear Mr. & Mrs. Hutchinson:

This is to advise you that \$68.80 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124056

DATE 1/3/84 ACCOUNT R-01-615-000

AMOUNT \$68.80

RECEIVED FROM Donna M. Hutchinson
FOR Advertising & Posting Case #84-160-A

104 939*****882070 5032A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: December 13, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Harry H. Hutchinson, et ux
84-160-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

ZONING DESCRIPTION

Beginning on the south side of Wise Avenue, 50 feet wide, at the distance of 255 feet west of center line of Inverness Avenue. Designated as Lot No. 12, as shown on the Plat of Inverness, Annex No. 1, which Plat is recorded among the Land Records of Balto. Co. in Plat Book C.H.K. No. 13, folio 27. Also known as 65 Wise Avenue in the 12th election district in Balto. Co.

Attached side carports with less than 7 1/2 feet to property line in the area of 65 Wise Ave.

109 Wise Ave.
65 Avalon Ave.
101 Delmar Ave.
7906 Diehlwood Rd.
7914 "
7915 "
7918 "
7920 "
211 Bayside Dr.
514 "
3 Winona Ave.
2711 Woodwell Rd.
2701 "
2520 "
2522 "
2502 "
2500 1/2 "
2505 "
2501 "
204 S. Woodwell Ave.
209 "
216 "
217 "
31 Lombard Dr.
34 "
32 "
15 "
201 Parkwood Rd.
204 "
208 "
210 "
206 German Hill Rd.
104 "
4 Graywood Rd.
10 "
14 "
2500 Graymanor Terr.
2511 "
2523 "
2525 "
2707 "
2804 "
2910 "
2804 Mc Comas Ave.
2805 "
2705 "
2610 "
2518 "
2515 "
2513 "
2509 "
2956 Page Rd.
2905 "
209 Pinewood Rd.
228 "
310 "
2615 Plainfield Rd.
2614 "
2514 "
8220 Bear Creek Dr.

60 addresses

PETITIONER'S
EXHIBIT 2

Mr. & Mrs. Harry H. Hutchinson
65 Wise Avenue
Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
1st day of November, 1983

ARNOLD JABLON
Zoning Commissioner

Petitioner Harry H. Hutchinson, et al received by: Nicholas B. Commodari
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 12/16/83
Posted for: Petition for Variance
Petitioner: Harry H. Hutchinson, et al
Location of property: 65 Wise Ave., 255' W. of the 4th
& Inverness Ave.
Location of Signs: front of property (#65 Wise Ave.)
Remarks:
Posted by: [Signature] Date of return: 12/23/83
Number of Signs: 1

PETITION FOR VARIANCE
12th Election District
ZONING: Petition for Variance
LOCATION: South side of Wise Avenue, 255 ft. West of the centerline of Inverness Avenue
DATE & TIME: Tuesday, January 8, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:
Petition for Variance to permit a side yard setback of 8 ft. 8 inches instead of the required 7.5 ft. for an open carport
The Zoning Regulation to be accepted as follows:
Section 1802.3.C.1 (301.1) - side yard setback in D.R. 5.5 zone
All that parcel of land in the Twelfth District of Baltimore County
Beginning on the south side of Wise Avenue, 50 feet wide, at the distance of 255 feet west of centerline of Inverness Avenue, Designated as Lot No. 12, as shown on the Plat of Inverness, Annex No. 1, which Plat is recorded among the Land Records of Balto. Co. in Plat Book C.H.K. No. 13, folio 27. Also known as 65 Wise Avenue in the 12th election district in Balto. Co. Being the property of Harry H. Hutchinson, et al, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Dec. 14

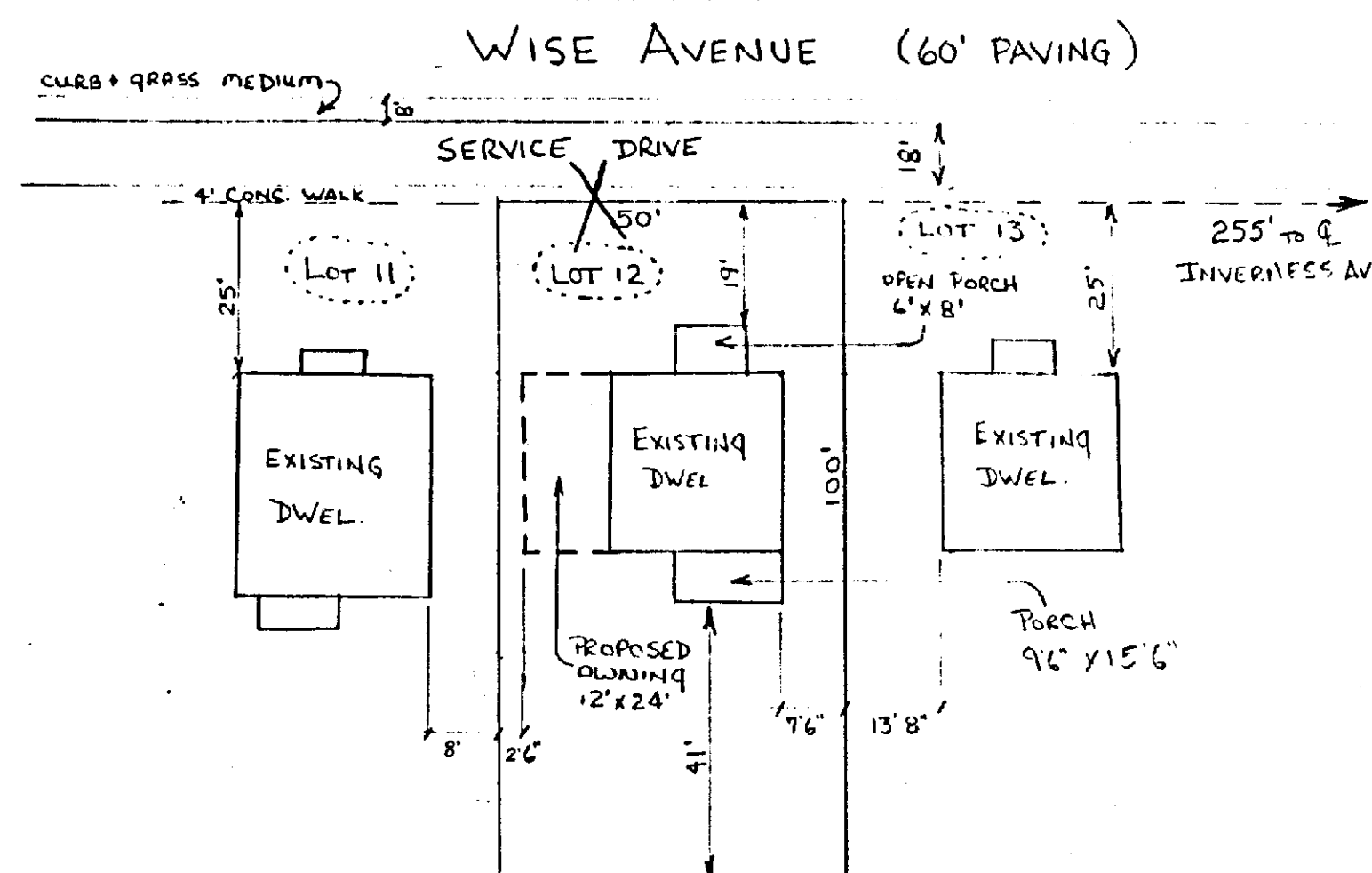
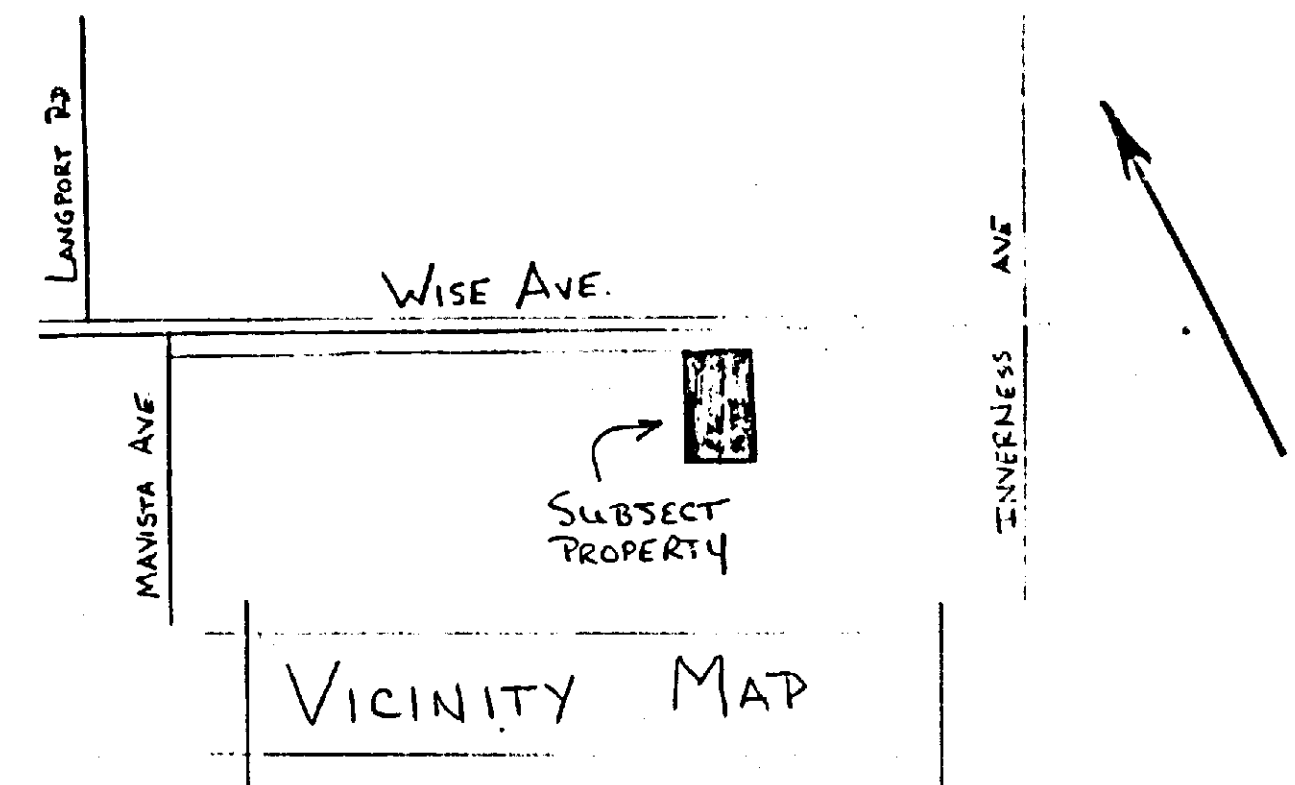
CERTIFICATE OF PUBLICATION

TOWSON, MD., December 15, 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each week of one time successive weeks before the 3rd day of January, 1984, the first publication appearing on the 15th day of December, 1983.

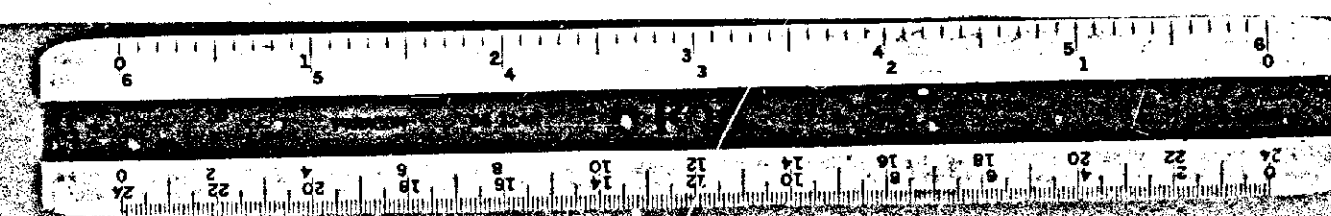
THE JEFFERSONIAN
D. Frank [Signature]
Manager.

Cost of Advertisement, \$ 21.00

Petition For Variance
12th Election District
ZONING: Petition for Variance
LOCATION: South side of Wise Avenue, 225 ft. West of the centerline of Inverness Ave.
DATE & TIME: Tuesday, January 8, 1984 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit a side yard setback of 2 ft. 8 inches instead of the required 7.5 ft. for an open carport.
The Zoning Regulation to be accepted as follows:
Section 1802.3.C.1 (301.1) - side yard setback in D.R. 5.5 zone
All that parcel of land in the Twelfth District of Baltimore County
Beginning on the south side of Wise Avenue, 50 feet wide, at the distance of 255 feet west of centerline of Inverness Avenue, Designated as Lot No. 12, as shown on the Plat of Inverness, Annex No. 1, which Plat is recorded among the Land Records of Balto. Co. in Plat Book C.H.K. No. 13, folio 27. Also known as 65 Wise Avenue in the 12th Election District in Balto. Co. Being the property of Harry H. Hutchinson, et al, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County



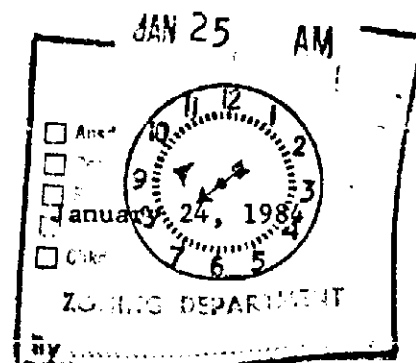
65 Wise Ave
PLAT FOR ZONING VARIANCE
OWNERS - HARRY & DONNA HUTCHINSON
DISTRICT 12 ZONED: RESIDENTIAL
Lot No 12 ON PLAT OF INVERNESS, ANNEX No 1
IN PLAT BOOK C.H.K. No. 13, FOLIO 27
LAND RECORDS OF BALTO. Co. Tom 1102





BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER



Mr. Arnold Jablon
Zoning Commissioner, Zoning Administration
Office of Planning and Zoning
County Courts Building
Towson, Maryland 21204

Re: Proposed Office Building
4367 Hollins Ferry Road

Dear Mr. Jablon:

At the request of Mr. Jonathan A. Azrael, the following summary of sewer restrictions in the Patapsco Drainage Area is provided for your information.

In the early 1970's, due to treatment problems at the Patapsco Wastewater Treatment Plant, a moratorium was established for the drainage area. This consisted of an allocation system for some development and prohibited any new sewer connections beyond the allocation.

This process continued until March 1983, when construction problems in the new pumping station located in Baltimore County required a complete moratorium which prohibited any sewer hook-ups. Since the plant had been upgraded and the pumping station was completed, a 600,000 gallon sewage allocation was granted in May-June 1983. Currently, the Basic Service Maps for Baltimore County indicate that, after the allocation had been divided between existing permits and projects with Reserve Capacity Use Certificates, 100,000 gallons remain.

Some additional information relative to development and Reserve Capacity Use Certificates may be secured by contacting Mr. Gene Gober of the Planning Office at 494-3335.

If additional clarification is necessary, please contact me.

Very truly yours,

J. James Dieter, Assistant Director
BUREAU OF ENVIRONMENTAL SERVICES

JJD:rs



OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

October 28, 1980

Kidde Consultants, Inc
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Dear Sir:

This is a Reserve Capacity Use Certificate for HOLLIS FERRY.
In accordance with Baltimore County's Growth Management legislation (Bill 178-79), this certificate grants the right to apply for building permits totaling — 0 — ~~Sq. Ft.~~/Sq. Ft.). This amount represents all of that requested in application (343) for reserve capacity.

Those projects receiving part or none above will be reconsidered when additional capacity becomes available. Redistribution will be based on the order in which the original application was submitted as well as the availability of allocations. Your application has been designated as having a standing of number 16 in deficient area PATAPSCO SEWERSHED.

This project is "grandfathered" under sub paragraph 4A02.3.g.7 in that:

- ☐ The Public Works Agreement was funded prior to November 19, 1979, or
- ☐ Substantial construction of roads and/or utilities began prior to November 19, 1979, or
- ☐ Building permits were issued prior to November 19, 1979.

The expiration date of this certificate is:

- ☐ No expiration date
- ☐ Nine months from the date of this certificate, unless secured by construction of roads and/or utilities, or issuance of building permits. Certificates secured by building permits will expire with the expiration of those building permits.

Norman E. Gerber
Director of Planning and Zoning

NEG:rh